

Replat of Cross Creek Subdivision, Phase IV, Blocks 2 & 3 S. 49th Street & W. Red Maple Court Rogers, Arkansas

Recording Information

State Plat Code: 500-19N-30W-0-32-220-04-1337
State Plat Code: 500-19N-30W-0-33-330-04-1337

Block Two (2), Phase Four (4)

A part of the Southeast Quarter of the Southeast Quarter of Section Thirty-Two (32), and a part of the Southwest Quarter of the Southwest Quarter of Section Thirty-Three (33), all in Township Nineteen (19) North, Range Thirty (30) West, Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" Rebar at the Southeast Corner of aforementioned Southeast Quarter of the Southeast Quarter; Thence North 02°27'07" East, a distance of 33.33 feet to a found 5/8" Rebar for the POINT OF BEGINNING;

Thence North 02°58'23" East, a distance of 16.24 feet to a found 5/8" Rebar; Thence North 87°42'31" West, crossing set 5/8" Rebars w/ Caps (LS1337) at distances of 80.15 feet, 211.35 feet, and 295.36 feet, and continuing for a total distance of 379.37 feet to a set 5/8" Rebar w/ Cap (LS1337) at the Southeast Corner of Cross Creek Subdivision, Block 3, Phase 4;

Thence along the Boundary thereof, the following six (6) courses:

- North 03°03'49" East, crossing a set 5/8" Rebar w/ Cap (LS1337) at a distance of 20.50 feet, and continuing for a total distance of 124.46 feet to a set 5/8" Rebar w/ Cap (LS1337) on the South Right-of-Way of W. Red Maple Court;
- North 09°16'58" East, a distance of 50.30 feet to a set 5/8" Rebar w/ Cap (LS1337) on the North Right-of-Way of W. Red Maple Court;
- North 03°03'49" East, crossing a set 5/8" Rebar w/ Cap (LS1337) at a distance of 73.37 feet, and continuing for a total distance of 117.95 feet to a set 5/8" Rebar w/ Cap (LS1337);
- North 09°08'36" West, a distance of 58.24 feet to a set 5/8" Rebar w/ Cap (LS1337);
- North 50°41'30" West, crossing a set 5/8" Rebar w/ Cap (LS1337) at a distance of 41.66 feet, and continuing for a total distance of 101.18 feet to a set 5/8" Rebar w/ Cap (LS1337);
- North 78°24'38" West, a distance of 29.99 feet;

Thence departing said Boundary, North 07°33'10" East, crossing set 5/8" Rebars w/ Caps (LS1337) at distances of 35.27 feet, 121.12 feet, and 237.20 feet, and continuing for a total distance of 294.93 feet to a found 1/2" Rebar w/ Cap (LS529); Thence South 89°16'59" East, a distance of 37.88 feet to a found 1/2" Rebar w/ Cap (LS529); Thence North 05°57'43" East, crossing set 5/8" Rebars w/ Caps (LS1337) at distances of 24.18 feet, 108.18 feet, and 192.18 feet, and continuing for a total distance of 203.20 feet to a found 1/2" Rebar; Thence North 06°00'03" East, crossing set 5/8" Rebars w/ Caps (LS1337) at distances of 72.98 feet, 156.98 feet, and 240.98 feet, crossing a found 1/2" Rebar at a distance of 326.71 feet, and continuing for a total distance of 351.76 feet to a point on the South Right-of-Way of W. Garrett Road; Thence along said South Right-of-Way, South 87°29'13" East, a distance of 397.86 feet; Thence departing said South Right-of-Way, South 02°35'00" West, crossing set 5/8" Rebars w/ Caps (LS1337) at distances of 29.93 feet, 120.79 feet, 204.94 feet, 289.09 feet, 373.24 feet, 457.39 feet, 541.54 feet, and 625.69 feet, and continuing for a total distance of 656.01 feet to a found 5/8" Rebar; Thence South 86°26'26" East, crossing set 5/8" Rebars w/ Caps (LS1337) at distances of 91.62 feet, 247.50 feet, and 335.05 feet, and continuing for a total distance of 495.23 feet to a found 1/2" Rebar w/ Cap (LS1286); Thence South 02°23'55" West, crossing a found 1/2" Rebar w/ Cap (LS1286) at a distance of 79.16 feet, crossing a set 5/8" Rebar w/ Cap (LS1337) at a distance of 235.04 feet and again at a distance of 332.90 feet, and continuing for a total distance of 507.05 feet to a found 1/2" Rebar on the North Right-of-Way of Bayberry Drive;

Thence along said North Right-of-Way, the following four (4) courses:

- North 87°36'10" West, a distance of 132.54 feet to a set 5/8" Rebar w/ Cap (LS1337);
- Thence through a curve to the left, having a radius of 255.00 feet, crossing a set 5/8" Rebar at an arc length of 96.22 feet, and continuing for an arc length of 101.68 feet, a central angle of 22°50'44", a long chord bearing South 81°07'53" West, a chord distance of 101.00 feet to a found 5/8" Rebar w/ Cap (LS931);
- Thence South 69°35'29" West, a distance of 98.89 feet to a set 5/8" Rebar w/ Cap (LS1337);
- Thence through a curve to the right, having a radius of 25.00 feet, an arc length of 33.91 feet, a central angle of 77°42'58", a long chord bearing North 71°32'48" West, a chord distance of 31.37 feet to a found 5/8" Rebar w/ Cap (LS931) at the intersection of said North Right-of-Way and the East Right-of-Way of S. 49th St.;

Thence departing said Right-of-Ways, South 56°55'45" West, a distance of 49.99 feet to a found 5/8" Rebar on the West Right-of-Way of S. 49th St.; Thence along said West Right-of-Way, through a curve to the left, having a radius of 160.00 feet, an arc length of 18.09 feet, a central angle of 06°28'46", a long chord bearing North 36°22'13" West, a chord distance of 18.08 feet to a found 5/8" Rebar; Thence departing said West Right-of-Way, South 68°29'37" West, a distance of 101.18 feet to the POINT OF BEGINNING, and containing 801,662 Square Feet or 18.40 Acres, more or less.

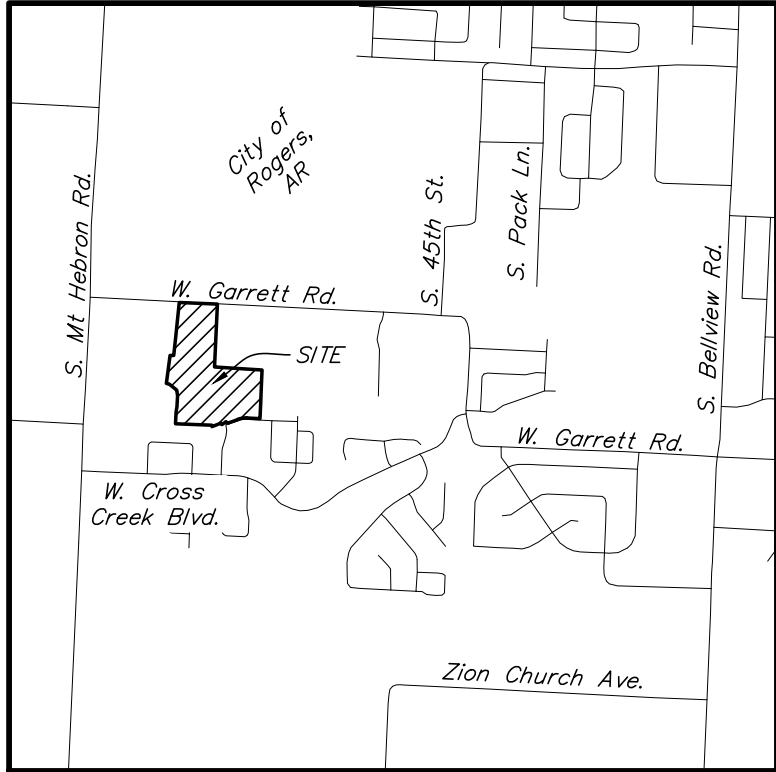
Block Three (3), Phase Four (4)

A part of the Southeast Quarter of the Southeast Quarter of Section Thirty-Two (32), Township Nineteen (19) North, Range Thirty (30) West, Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" Rebar at the Southeast Corner of aforementioned Southeast Quarter of the Southeast Quarter; Thence North 02°27'07" East, crossing a found 5/8" Rebar at a distance of 33.33 feet, and continuing for a total of 49.57 feet to a found 5/8" Rebar on the South Boundary of Cross Creek Subdivision, Block 2, Phase 4; Thence along said South Boundary, North 87°42'31" West, a distance of 379.37 feet to the Most Southerly Southwest Corner of said Cross Creek Subdivision, Block 2, Phase 4, for the POINT OF BEGINNING;

Thence departing said South boundary, North 87°42'31" West, a distance of 247.84 feet to a set 5/8" Rebar w/ Cap (LS1337); Thence North 00°38'57" East, a distance of 75.56 feet to a found 1/2" Rebar; Thence South 89°58'26" West, a distance of 61.13 feet to a found 1/2" Rebar w/ Cap (LS1144); Thence North 00°27'16" East, a distance of 117.51 feet to a found 1/2" Rebar w/ Cap (LS1703); Thence North 04°21'35" East, crossing set 5/8" Rebars w/ Caps (LS1337) at distances of 22.39 feet, 24.28 feet, 119.09 feet, and 180.66 feet, and continuing for a total distance of 226.06 feet to a found Rebar w/ Cap (LS529); Thence South 87°20'05" East, a distance of 194.16 feet to the West Boundary of aforementioned Cross Creek Subdivision, Block 2, Phase 4; Thence along said West Boundary the following six (6) calls:

- South 78°24'38" East, a distance of 29.99 feet to a set 5/8" Rebar w/ Cap (LS1337);
- South 50°41'30" East, crossing a set 5/8" Rebar w/ Cap (LS1337) at a distance of 59.52 feet, and continuing for a total distance of 101.18 feet to a set 5/8" Rebar w/ Cap (LS1337);
- South 09°08'36" East, a distance of 58.24 feet to a set 5/8" Rebar w/ Cap (LS1337);
- South 03°03'49" West, crossing a set 5/8" Rebar w/ Cap (LS1337) at a distance of 44.59 feet, and continuing for a total distance of 117.95 feet to a set 5/8" Rebar w/ Cap (LS1337) on the North Right-of-Way of W. Red Maple Court;
- South 09°16'58" West, a distance of 50.30 feet to a set 5/8" Rebar w/ Cap (LS1337) on the South Right-of-Way of W. Red Maple Court;
- South 03°03'49" West, crossing a set 5/8" Rebar w/ Cap (LS1337) at a distance of 103.97 feet, and continuing for a total distance of 124.46 feet to the POINT OF BEGINNING, and containing 123,303 Square Feet or 2.83 Acres, more or less.



Vicinity Map

Not to Scale

Common Property (Drainage Easement)

A part of the Southeast Quarter of the Southeast Quarter of Section Thirty-Two (32), Township Nineteen (19) North, Range Thirty (30) West, Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" Rebar at the Southeast Corner of aforementioned Southeast Quarter of the Southeast Quarter; Thence North 02°27'07" East, a distance of 33.33 feet to a found 5/8" Rebar; Thence North 68°29'37" East, a distance of 101.18 feet to a found 5/8" Rebar w/ Cap (LS931) on the West Right-of-Way of S. 49th Street; Thence along said West Right-of-Way, through a curve to the right, having a radius of 160.00 feet, an arc length of 18.09 feet, a central angle of 06°28'46", a long chord bearing South 36°22'13" East, a chord distance of 18.08 feet to a found 5/8" Rebar; Thence departing said West Right-of-Way, North 56°55'45" East, a distance of 49.99 feet to a found 5/8" Rebar w/ Cap (LS931) at the intersection of the East Right-of-Way of S. 49th Street and the North Right-of-Way of Bayberry Drive; Thence along said North Right-of-Way, the following three (3) courses:

- Through a curve to the left, having a radius of 25.00 feet, an arc length of 33.91 feet, a central angle of 77°42'58", a long chord bearing South 71°32'48" East, a chord distance of 31.37 feet to a set 5/8" Rebar w/ Cap (LS1337);
- North 69°35'29" East, a distance of 98.89 feet to a found 5/8" Rebar w/ Cap (LS931);
- Through a curve to the right, having a radius of 255.00 feet, an arc length of 5.46 feet, a central angle of 1°13'33", a long chord bearing North 70°19'18" East, a chord distance of 5.46 feet to a set 5/8" Rebar w/ Cap (LS1337) for the POINT OF BEGINNING;

Thence departing said North Right-of-Way, North 21°00'55" West, a distance of 116.52 feet to a set 5/8" Rebar w/ Cap (LS1337); Thence North 36°58'28" West, a distance of 70.10 feet to a set 5/8" Rebar w/ Cap (LS1337); Thence North 64°16'15" East, a distance of 116.12 feet to a set 5/8" Rebar w/ Cap (LS1337); Thence North 22°42'51" East, a distance of 102.21 feet to a set 5/8" Rebar w/ Cap (LS1337); Thence North 07°29'33" East, crossing a set MAG Nail w/ Washer stamped (LS1337) at a distance of 55.89 feet, and continuing for a total distance of 217.13 feet to a set 5/8" Rebar w/ Cap (LS1337); Thence South 86°26'26" East, a distance of 160.18 feet to a found 1/2" Rebar w/ Cap (LS1286); Thence South 02°23'55" West, crossing a found 1/2" Rebar w/ Cap (LS1286) at a distance of 79.16 feet, crossing set 5/8" Rebars w/ Caps (LS1337) at distances of 235.04 feet and 332.90 feet, and continuing for a total distance of 507.05 feet to the aforementioned North Right-of-Way of Bayberry Drive; Thence along said North Right-of-Way, the following two (2) courses:

- North 87°36'10" West, a distance of 132.54 feet to a set 5/8" Rebar w/ Cap (LS1337);
- Through a curve to the left, having a radius of 255.00 feet, an arc length of 96.22 feet, a central angle of 21°37'11", a long chord bearing South 81°44'40" West, a chord distance of 95.65 feet to the POINT OF BEGINNING, and containing 109,152 Square Feet or 2.51 Acres, more or less.



Arkansas * California * Georgia * Texas
Pennsylvania * Minnesota

NOTES:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2002, Page 140317 and Book 2003, Page 744 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: Final Plat of Cross Creek, Phase 3
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This property is zoned RSF-5, Residential Single Family - 5 Units Per Acre. Building setbacks for Zone RSF-5 are as follows:

Front	25 Feet	Side(Interior)	7.5 Feet
Side(Exterior)	20 Feet	Rear	20 Feet

*Block 3 setbacks: 5' from Front property line
0' from side and rear property lines
- By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas of 0.2% chance flood and not located within any presently established 100-year floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0265K Map Revised: June 5, 2012
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- All houses on corner lots need to face designated front.

Certificate of Approval

This plat is hereby accepted this ____ day of _____, 2015.

Signed: _____
Mayor

Signed: _____
City Clerk

Certificate of Approval

Approved and recommended for acceptance by the City Planning Commission of Rogers, Arkansas, this ____ day of _____, 2015.

Signed: _____
Planning Commission Chairman

COOPER HOMES, INC. JOINED BY THE CROSS CREEK HOMEOWNERS ASSOCIATION, INC. FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A DECLARATION OF PROTECTIVE COVENANTS FOR CROSS CREEK PLANNED UNIT DEVELOPMENT ON _____ AND SUCH DECLARATION IS THERE RECORDED IN DEED BOOK _____ AT PAGE _____ ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION, WHICH IN THEIR ENTIRETIES, ARE BY THIS REFERENCE MADE A PART OF THIS PLAT.

I, _____ BEING DULY AUTHORIZED BY COOPER HOMES, INC. DO HEREBY CERTIFY THAT COOPER HOMES, INC. IS THE SOLE OWNER OF THE HEREON SHOWN AND DESCRIBED PROPERTY, AND DO HEREBY DEDICATE ALL STREET RIGHTS-OF-WAY, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED HEREON, IN THE PROTECTIVE COVENANTS OR IN THE SUPPLEMENTAL DECLARATION. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS AND STRUCTURES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFIES THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

DATED THIS ____ DAY OF _____, 2015

BY _____

TITLE _____

STATE OF ARKANSAS)
COUNTY OF BENTON) SS.

ON THIS ____ DAY OF _____, 2015, BEFORE ME

APPEARED _____, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY WERE

THE _____ OF COOPER HOMES, INC. AND THAT COOPER HOMES, INC. IS THE SOLE OWNERS OF THE HEREON DESCRIBED PROPERTY.

IN THE WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS ____ DAY OF _____, 2015.

NOTARY PUBLIC

Certificate of Surveying Accuracy

I, James E. Collins, RLS No. 1337, hereby certify that this plat correctly represents a survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____
James E. Collins
Registered Land Surveyor
No. 1337
State of Arkansas

